



Lancaster House, Beadon Road, Hammersmith, W6

Asking Price: £895,000

Benham
& Reeves

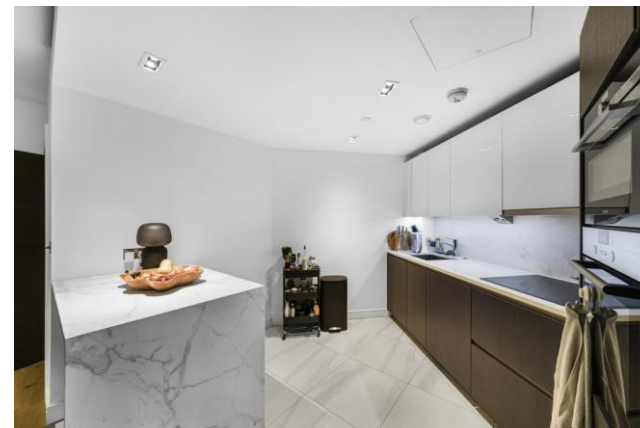
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Located on the third floor of a contemporary block, the apartment features a roomy open-plan reception room that extends out to a spacious westerly facing balcony, providing a perfect, serene spot to unwind. Inside, the living space is offered in a tasteful brown and white colour scheme. The kitchen gleams with sleek marble surfaces, while the generously sized rooms, especially the light filled beige and light grey bedroom, offer a peaceful retreat. The bathrooms, featuring elegant black-and-white marble, add a touch of luxury to the home. The bedrooms, flooded with natural light from large windows, create a peaceful sanctuary to wake up in each morning. The air conditioning system ensures a consistently cool comforting environment, enhancing the tranquillity of the flat.

Sovereign Court itself offers an array of amenities, including a concierge, lift access, and a fully equipped fitness studio, elevating this flat into a true urban sanctuary.

Located just moments away from Hammersmith's vibrant centre, just 0.1 miles from the tube station and easy access to other transport links, shops, and eateries, this home offers both peace and convenience in one of London's most desirable locations.





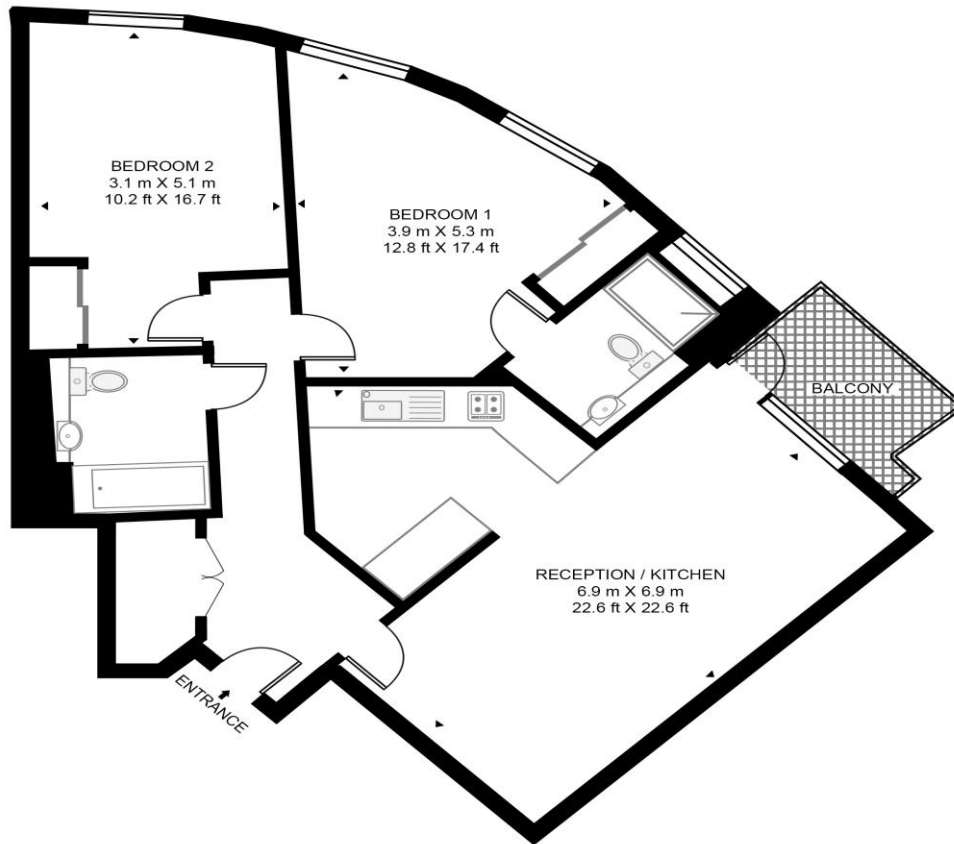
Property Features:

- 2 Bedrooms
- 2 Bathrooms
- Third Floor
- Approx 853 Square Feet (Approx.)
- Westerly Facing Balcony
- Study
- Concierge, Lift & Fitness Studio
- 0.1 Miles from Hammersmith Tube Station



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LANCASTER HOUSE, 47 BEADON ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA 853 SQ.FT (79.3 SQ.M)



THIRD FLOOR

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

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Tenure: Leasehold
Expires 31/12/3012
Approximately 987 Years Remaining

Ground Rent: £300.00 (per annum)
Review Period: 20 years
Next Review: 2033

Service Charge: £5,562.82 (per annum) for the year 2025

Anticipated Rent: £3,500.00 pcm
Approx. 4.7 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240253

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W: www.benhams.com

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